



City of Fairfax
Fire Department
Office of Code Administration
10455 Armstrong Street
Fairfax VA, 22030
703-385-7830 fax 703-385-9265
www.fairfaxva.gov

Building Permit Exemptions

The current (2012) edition of the Virginia Uniform Statewide Building Code (USBC) lists items that are exempt from the requirements of the USBC in section 102.3 and also lists, in section 108.2, additional items that are to meet the requirements of the code but for which a permit is not required. **While these items do not require a permit from the Office of Code Administration, approval may be required from other city agencies. You should contact the Zoning Office at 703-385-7820 to determine the need for approval.** Some Zoning regulations apply citywide while others are specific to certain developments. The following list is intended to highlight those items that do not require a permit from Code administration but where Zoning or other approval might be required.

Work that is exempt from the USBC but which may require other City approval includes:

Manufacturing and processing machines that do not produce or process hazardous materials
Parking lots and sidewalks that are not part of an accessible route
Driveways and patios (Driveways may require a permit from Public Works, 703-385-7810, to connect to the street)
Playground and recreational equipment, such as swing sets
Freight, moving and storage containers used for storage
Automotive lifts (permit required for electrical connection)

Work for which a Building Permit is not required but that may need other City approval includes:

One story detached storage sheds and playhouses less than 256 square feet
Tents less than 900 square feet and with an occupant load less than 50 people
Fences of any height unless used as the barrier for a swimming pool
Concrete or masonry walls up to six feet in height
Retaining walls supporting up to three feet of unbalanced fill
Swimming pools with a surface area up to 150 square feet and less than 24 inches deep
Painted, non-illuminated signs and projecting signs less than 2.5 square feet
Flagpoles 30 feet or less in height
Residential decks less than 30 inches in height
Ordinary repairs to commercial buildings such as replacement of siding, windows or doors (may require Board of Architectural Review approval through the Zoning Office)